Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

Summary: AMENDS WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) Article 222 Truckee Canyon Area, to add a new section for the Sutcliffe Community Area Modifiers.

BILL NO. ____

ORDINANCE NO. ____

Title:

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE), ARTICLE 222 TRUCKEE CANYON AREA, TO ADD A NEW SECTION FOR THE SUTCLIFFE COMMUNITY AREA MODIFIERS WHICH: DESIGNATES PARCELS SUBJECT TO THE MODIFIER, SPECIFIES EXCEPTIONS TO THE DEVELOPMENT STANDARDS FOR THE NEIGHBORHOOD COMMERCIAL REGULATORY ZONE FOR THE SUTCLIFFE COMMUNITY AREA, PROVIDES FOR ADDITIONAL RESIDENTIAL USES WHICH SHALL BE ALLOWED BY RIGHT IN THE SUTCLIFFE COMMUNITY AREA, AND PROVIDES FOR ADDITIONAL COMMERCIAL USES WHICH SHALL BE ALLOWED WITH A SPECIAL USE PERMIT IN THE SUTCLIFFE COMMUNITY AREA; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

WHEREAS:

A. This Commission desires to amend Article 222 of the Washoe County Development Code (Chapter 110 of the Washoe County Code) in order to add a new section for the Sutcliffe Community Area Modifiers; and

B. The amendments and this Ordinance (WDCA23-0003) were drafted in concert with the District Attorney's Office; and

C. The Washoe County Planning Commission held a duly noticed public hearing for WDCA23-0003 on January 2, 2024, and initiated the proposed amendments to Washoe County Code Chapter 110 (Development Code), Article 222, by Resolution Number 24-04; and

D. Following a first reading and publication as required by NRS 244.100(1), and after a duly noticed public hearing, this Commission desires to adopt this Ordinance; and

E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in Chapter 278 of NRS, therefore it is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES HEREBY ORDAIN:

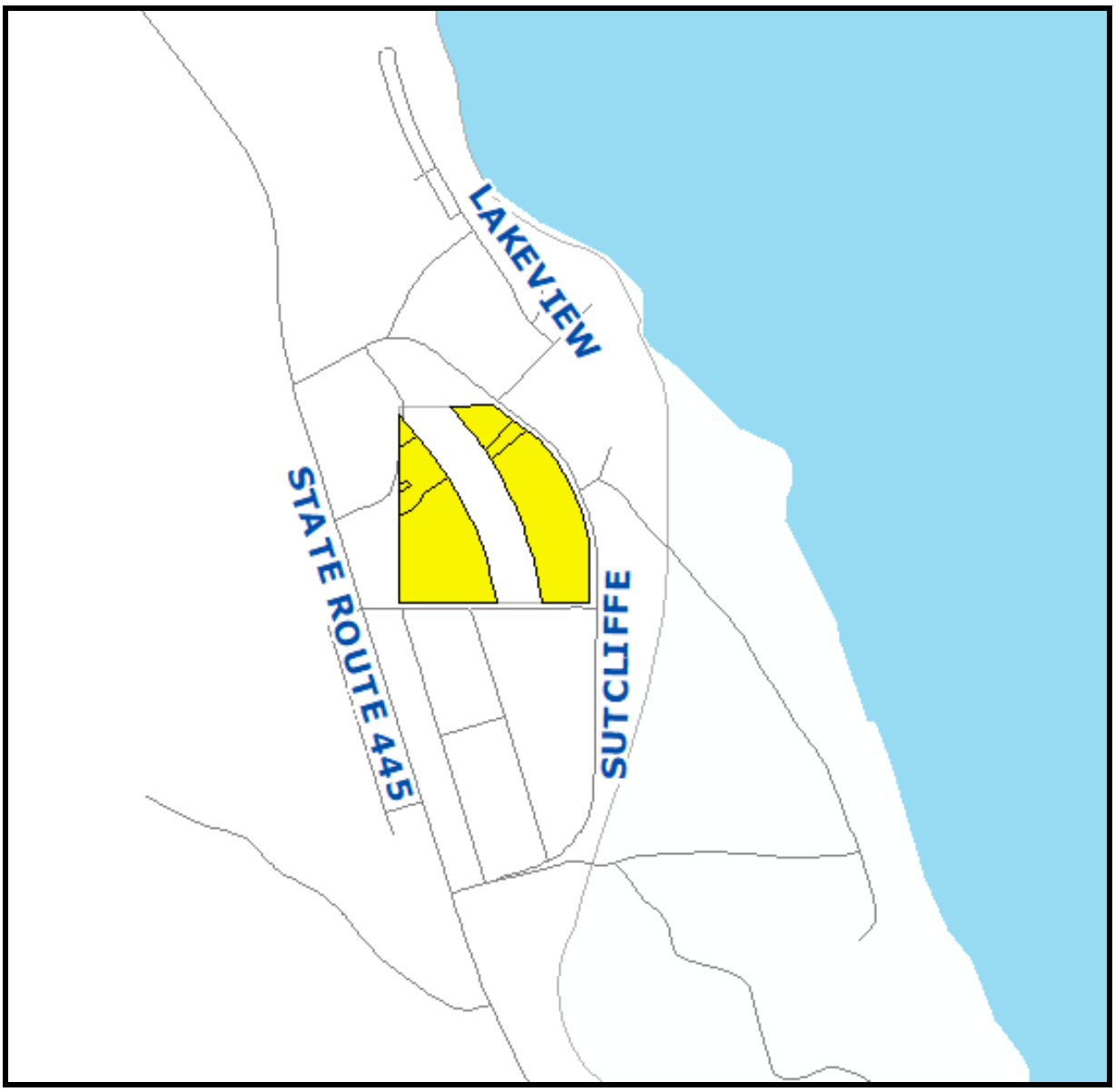
SECTION 1. Article 222 of the Washoe County Development Code (Chapter 110 of the Washoe County Code) is hereby amended to add a new section as follows:

110.222.20 Sutcliffe Community Area Modifiers. The purpose of this section is to establish regulations to promote development within a specific area of the Sutcliffe community.

(a) Applicability. The highlighted areas shown on the Sutcliffe Community Area Location Map (Map 110.222.20.1), delineate all parcels within the Sutcliffe Community Area.

Map 110.222.20.1

SUTCLIFFE COMMUNITY AREA LOCATION MAP



Source: Washoe County Department of Community Development.

(b) Development Standards. The parcels within the Sutcliffe Community Area will meet all Neighborhood Commercial (NC) regulatory zoning development requirements except for the following:

(1) Building Placement Standards. The setbacks from the property line for structures shall be ten (10) feet for the front, rear and sides yards.

(2) Height Limitation. The maximum height for any structure shall be 45 feet.

(c) Allowed Uses. The uses described in Article 302 Allowed Uses for the Neighborhood Commercial (NC) Regulatory Zone will be allowed in the Sutcliffe Community Area with the following modifications:

(1) Residential Use Types. The following land uses shall be allowed by right:

(i) Duplex;

(ii) Single Family, Detached;

(iii) Single Family, Attached;

(iv) Attached Accessory Dwelling;

(v) Detached Accessory Dwelling; and

(vi) Group Homes

(2) Commercial Use Types. The following land uses shall be allowed with a special use permit:

(i) Automotive Repair;

(ii) Bed and Breakfast Inns;

(iii) Commercial Campground Facilities/RV Park;

(iv) Destination Resort;

(v) Equipment Repair and Sales;

(vi) Hotels & Motels;

(vii) Manufactured Home Parks;

(viii) Retail Store (Specialty); and

(ix) Storage Operable Vehicle (boat/RV/vehicle storage)

SECTION 2. General Terms.

1. All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.

2. The Chair of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.

3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance

are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.

4. Each term and provision of this Ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then the offending provision or term shall be excised from this Ordinance. In any event, the remainder of this Ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Passage and Effective Date

Proposed on _____ (month) _____ (day), 2024.

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2024.

Vote:

Ayes:

Nays:

Absent:

_____
Alexis Hill, Chair
Washoe County Commission

ATTEST:

_____
Jan Galassini, County Clerk

This ordinance shall be in force and effect from and after the 24th day of the month of May of the year 2024.